



December 12, 2014

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

To: Erik Buehmann, Permit Analyst
Bay Conservation and Development Commission

From: Dawn Jedkins, Senior Associate, DES Architects + Engineers
Mark Sanders, President, Westpoint Harbor LLC

CC: Tom Gilman, President, DES
Douglas B. Aikins, Attorney at Law

Reference: BCDC Permit No. 2-02-04
Redwood City Use Permit

Subject: Design Review for Westpoint Harbor Boatyard Structures

Dear Mr. Erik;

As required in the referenced permit (Special Conditions II- A-1 "Plan Review", pages 5 and 6), DES Architects + Engineers together with Westpoint Harbor hereby submit Final Architectural Plans for the boatyard structures at Westpoint Harbor. The design conforms to the improvements as described in the permit and is within described area and height limits, and is consistent with legal instruments reserving public access areas filed with San Mateo County.

Our preference would be to present these plans at the next Design Review Board meeting scheduled January 5th, 2015. If that date is unavailable the February DRB would also be satisfactory. If time allows we will provide a short summary of the project to date as the DRB requested in previous presentations for Westpoint Harbor. It will be a milestone as the marina portion of the project is now complete.

Thank you Eric for your attention to this matter,

Sincerely,

Dawn Jedkins
Mark Sanders

12.15.2014

Box 2

Total Project and Site Information
(must be completed by all applicants)

RECEIVED
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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

- a. Project Street Address: 1529 SEAPORT BLVD
- b. City, County, Zip: REDWOOD CITY, CA
- c. Assessor's Parcel Number(s): 054-300-680
- d. Latitude: _____ Longitude: _____
- e. Previous BCDC permit number(s) for work at this site: 2002.002.05
- f. Project Name: WESTPOINT HARBOR - PHASE 2 BOATYARD BLDGS.
- g. Brief Project Description: 2 NEW BOATHOUSE BLDGS, 1 NEW RESTROOM BUILDING WITH ASSOCIATED SITE WORK AND LANDSCAPING.
- h. Date work is expected to begin: _____
Date work is expected to be completed: _____
- i. Total Project Cost: \$ _____
- j. Length of shoreline on the project site: 846 feet
- k. Length of shoreline at adjacent property owned or controlled by the applicant: 1,202 feet
- l. Approximate size of project site within BCDC's "shoreline band" jurisdiction: 58,935 square feet
- m. Approximate size of project site within BCDC's "Bay" or "certain waterway" jurisdiction: - square feet
- n. Approximate size of project site within BCDC's managed wetland or salt pond jurisdiction: - square feet
- o. Approximate size of project site within the Suisun Marsh: - square feet
- p. Approximate size of project site outside of BCDC's jurisdiction: 131,416 square feet
- q. Approximate total size of project site (including areas outside BCDC's jurisdiction): 190,351 square feet
- r. Area of total project site reserved for non-public access uses: 184,092 square feet
- s. Area of total project site reserved for public access: 6,259 square feet
- t. Does the project involve development within the primary management area of the Suisun Marsh?
☐ Yes ☒ No

If "Yes," provide any relevant duck club number(s): _____



SAN FRANCISCO BAY CONSERVATION
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(Box 2, Total Project and Site Information, continued)

u. Project Details. Complete all that apply.

Proposed Elements of the Project	In BCDC's Bay, Certain Waterway, Managed Wetlands or Suisun Marsh Jurisdiction*	In BCDC's Shoreline Band jurisdiction	Outside BCDC's jurisdiction	Totals
1. Structures	— sq.ft.	— sq.ft.	18,391 sq.ft.	18,391 sq.ft.
2. All Roads, Parking, Pathways, Sidewalks	— sq.ft.	37,100 sq.ft.	101,068 sq.ft.	138,168 sq.ft.
3. Number of Parking Spaces:	—	33	—	33
4. All Landscaping	— sq.ft.	2,835 sq.ft.	11,957 sq.ft.	33,792 sq.ft.
5. Left undeveloped	— sq.ft.	0 sq.ft.	0 sq.ft.	— sq.ft.
6. Shoreline Protection	— sq.ft.	— sq.ft.	— sq.ft.	— sq.ft.
7. Piers, docks and other marine-related purposes	— sq.ft.	— sq. ft.	— sq.ft.	— sq.ft.
8. Areas used for other purposes (specify)	— sq.ft.	— sq.ft.	— sq.ft.	— sq.ft.
Totals:	— sq.ft.	58,935 sq.ft.	131,416 sq.ft.	190,351 sq.ft.

* If project will occur in more than one of these jurisdictions, provide the requested information for each area separately.

WESTPOINT HARBOR

1529 SEAPORT BOULEVARD, REDWOOD CITY

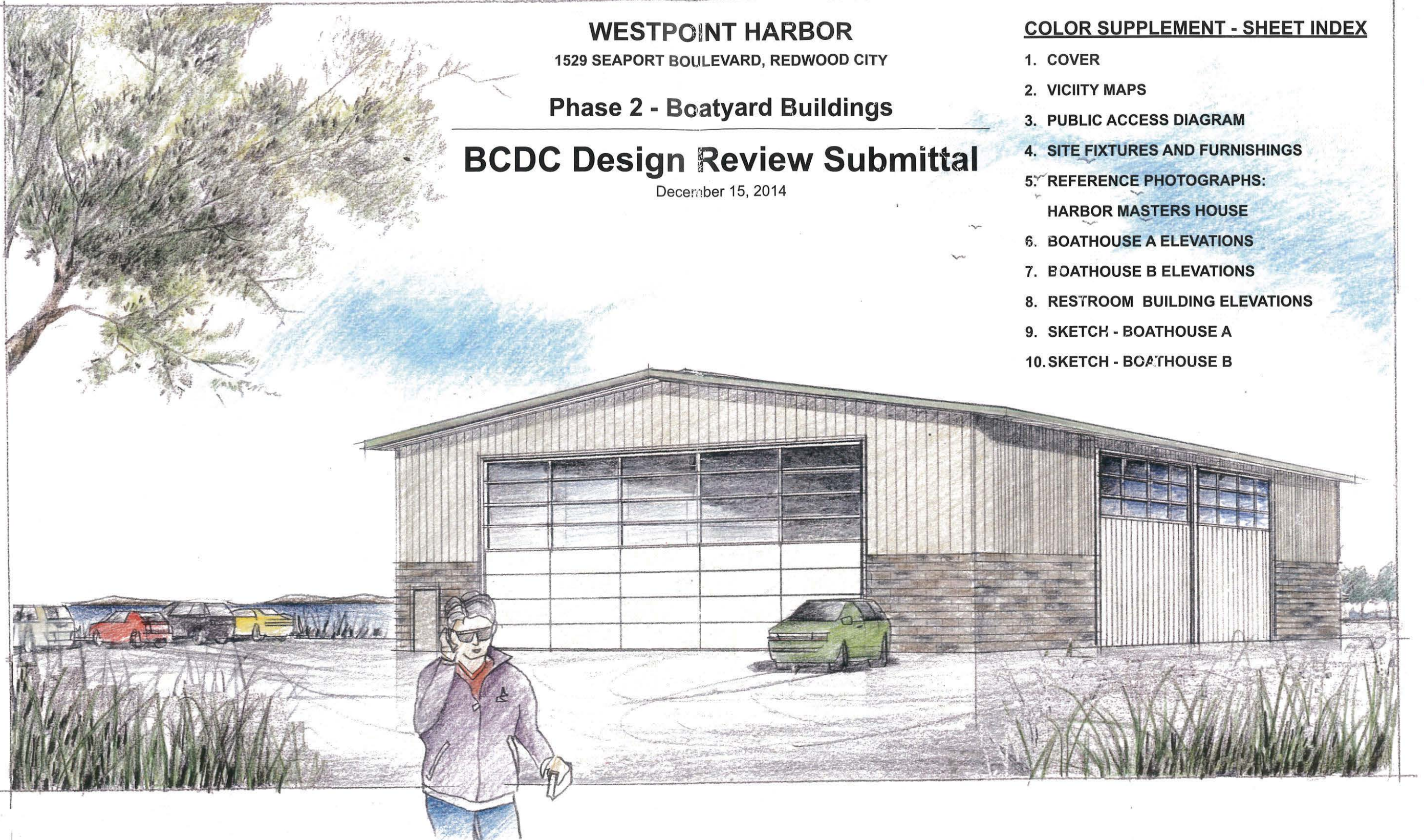
Phase 2 - Boatyard Buildings

BCDC Design Review Submittal

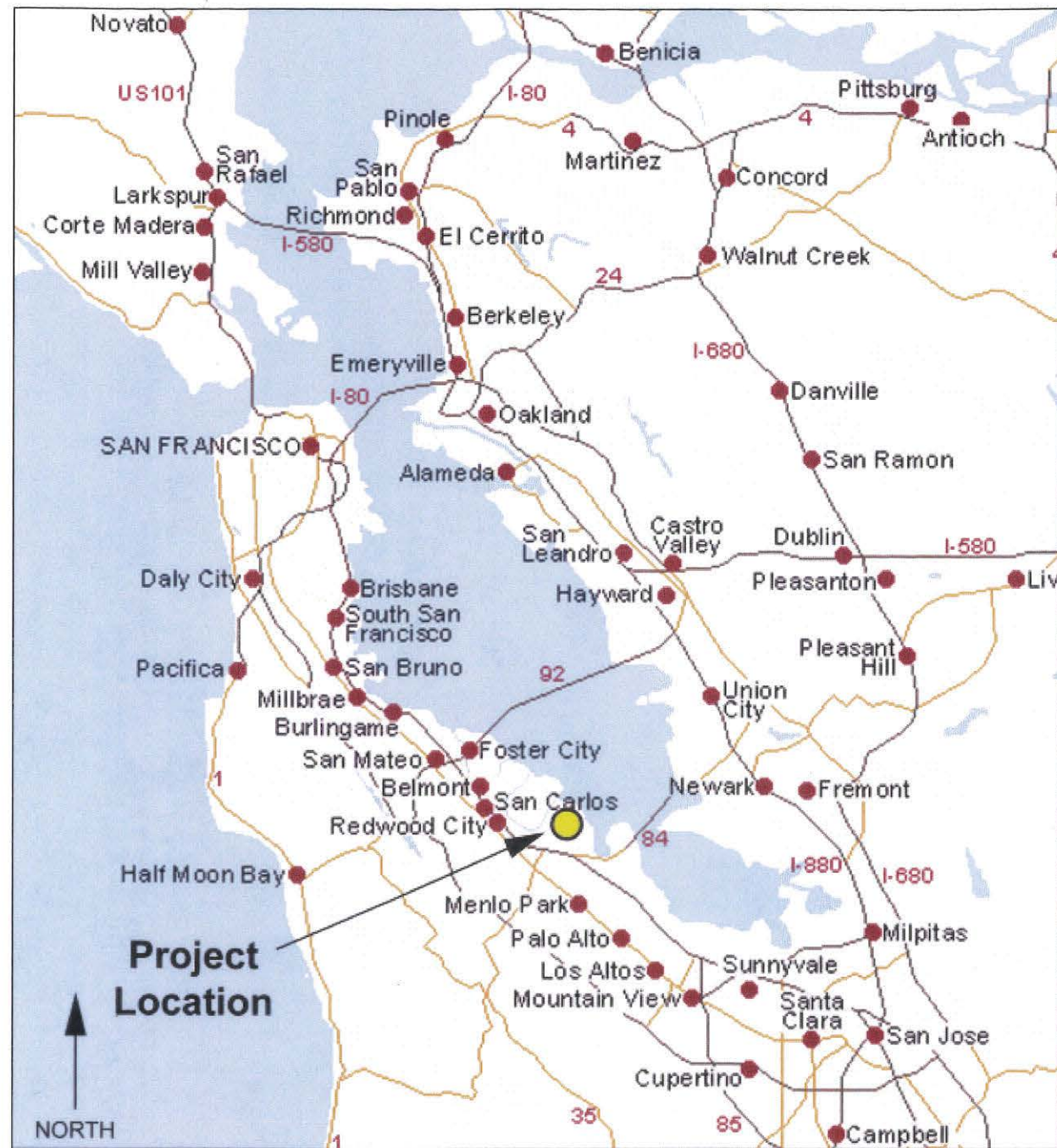
December 15, 2014

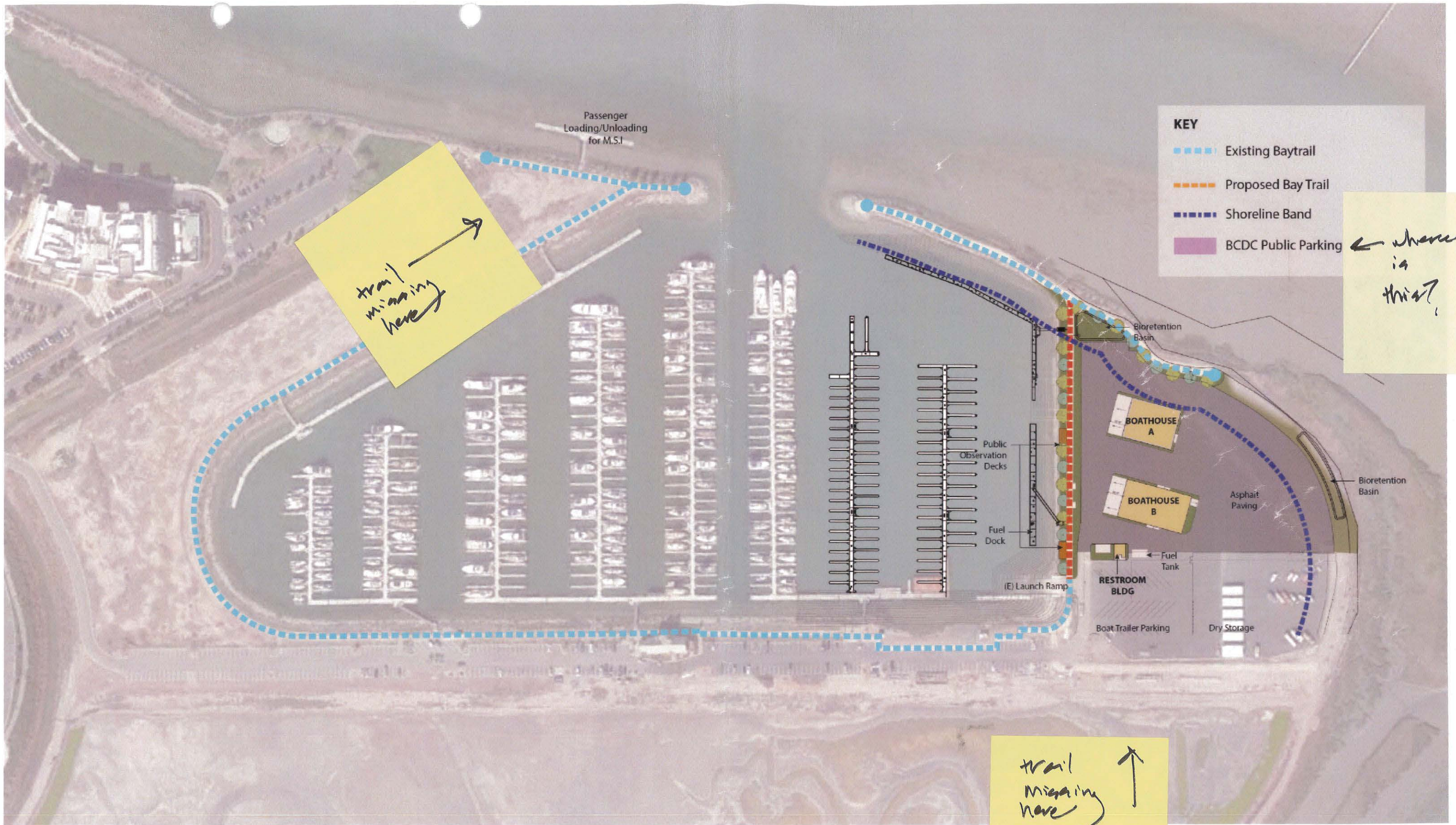
COLOR SUPPLEMENT - SHEET INDEX

1. COVER
2. VICIITY MAPS
3. PUBLIC ACCESS DIAGRAM
4. SITE FIXTURES AND FURNISHINGS
5. REFERENCE PHOTOGRAPHS:
HARBOR MASTERS HOUSE
6. BOATHOUSE A ELEVATIONS
7. BOATHOUSE B ELEVATIONS
8. RESTROOM BUILDING ELEVATIONS
9. SKETCH - BOATHOUSE A
10. SKETCH - BOATHOUSE B



Plans Not Approved -
see letter dated 1.29.15





BENCH

DUMOR, INC.
SERIES 39
Wood bench with black



DuMor bench, manufacturer's brochure image

FENCING

Fencing along pathways adjacent to wetland areas will be visually open - with wood posts and metal mesh fencing - in order to maximize visitor exposure to the wetlands environment while preventing access.



Metal mesh fencing at Crissy Field, San Francisco

LIGHTING FIXTURE

GARDCO LIGHTING
DOME TOP BOLLARD
BRM 820 SERIES

Dome top louver bollard; paint to match pole-mount fixtures; spacing to be determined



Gardco fixtures from manufacturer's catalog

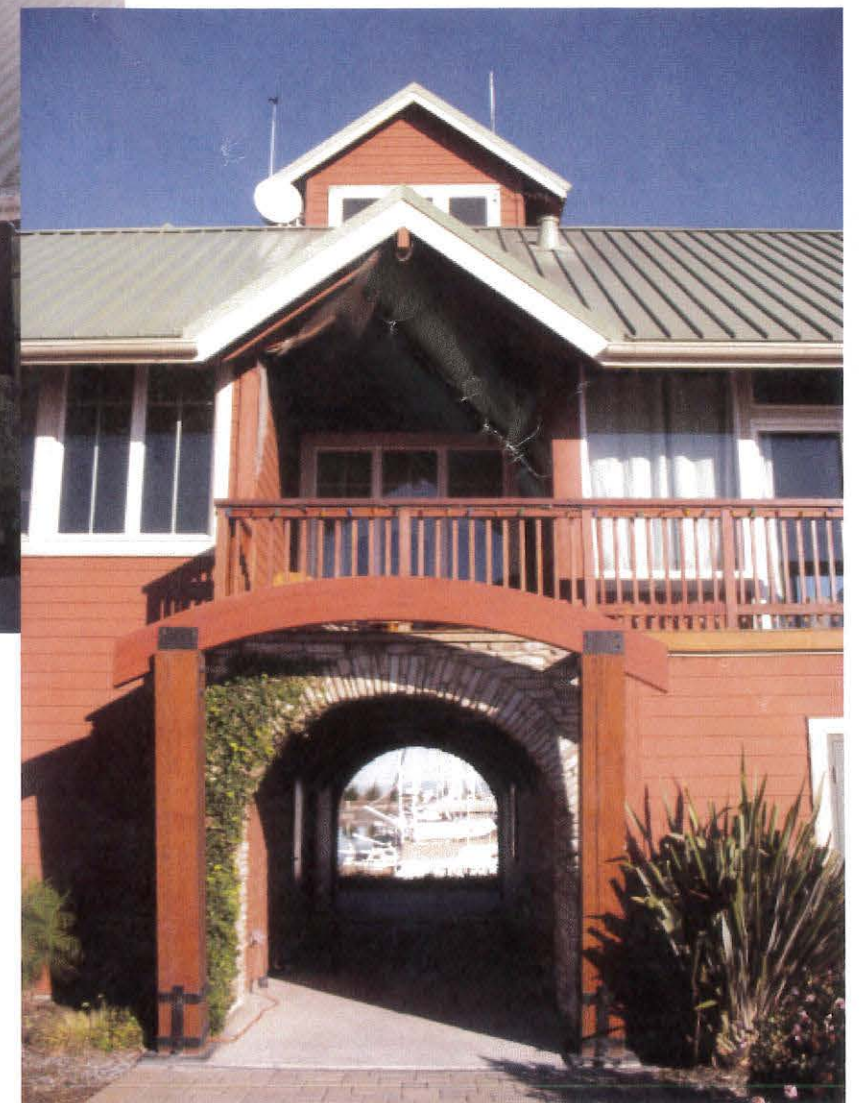
LIGHTING FIXTURE

GARDCO LIGHTING
FORM 10 ROUND
MP POST-TOP MOUNT

Cut-off pole-mount fixture; galvanized, white painted pole; spacing and pole height to be determined.



Gardco fixtures at Pacific Shores Center

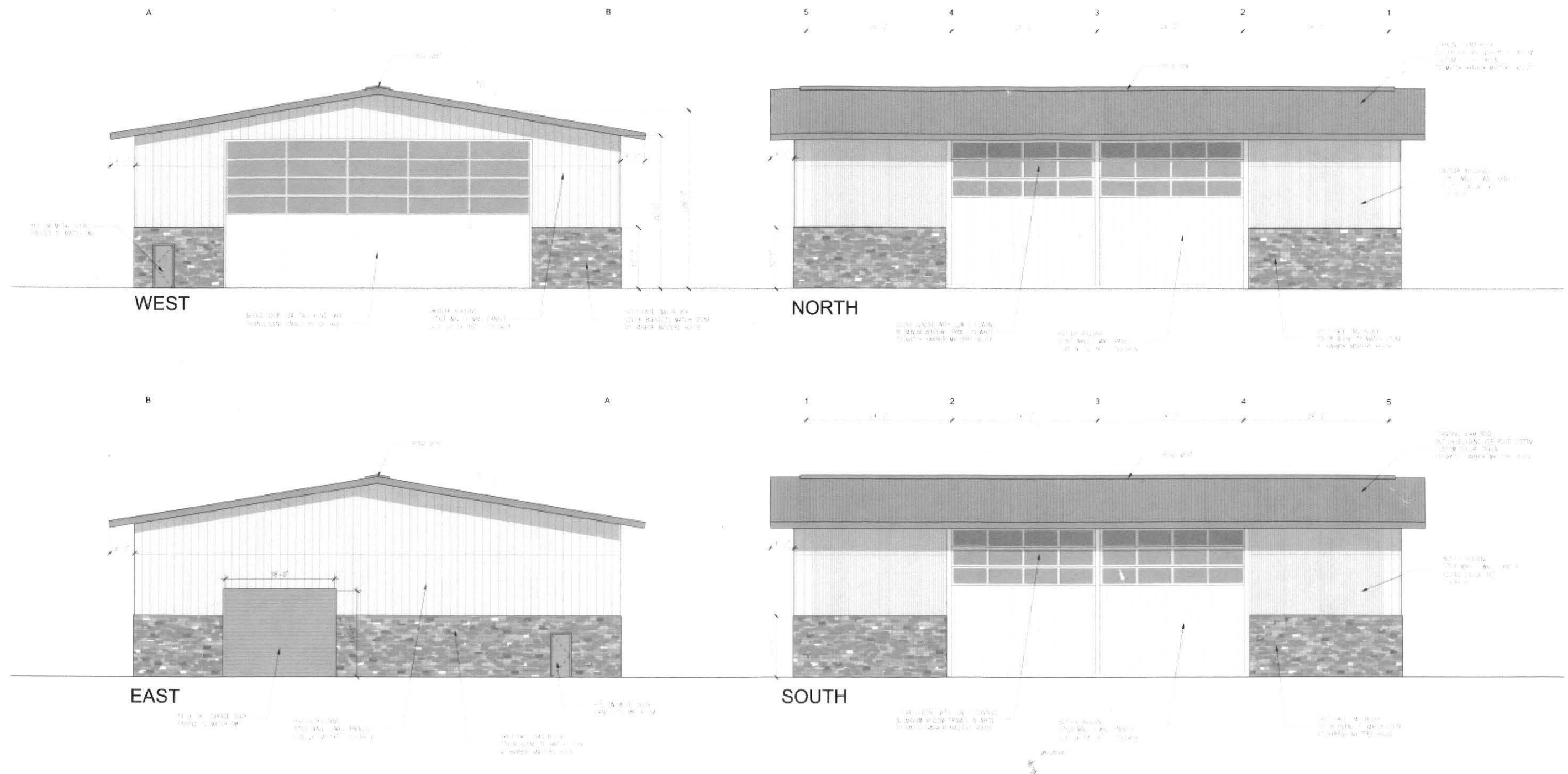


Phase 2 - Boatyard Buildings Westpoint Harbor, Redwood City, CA

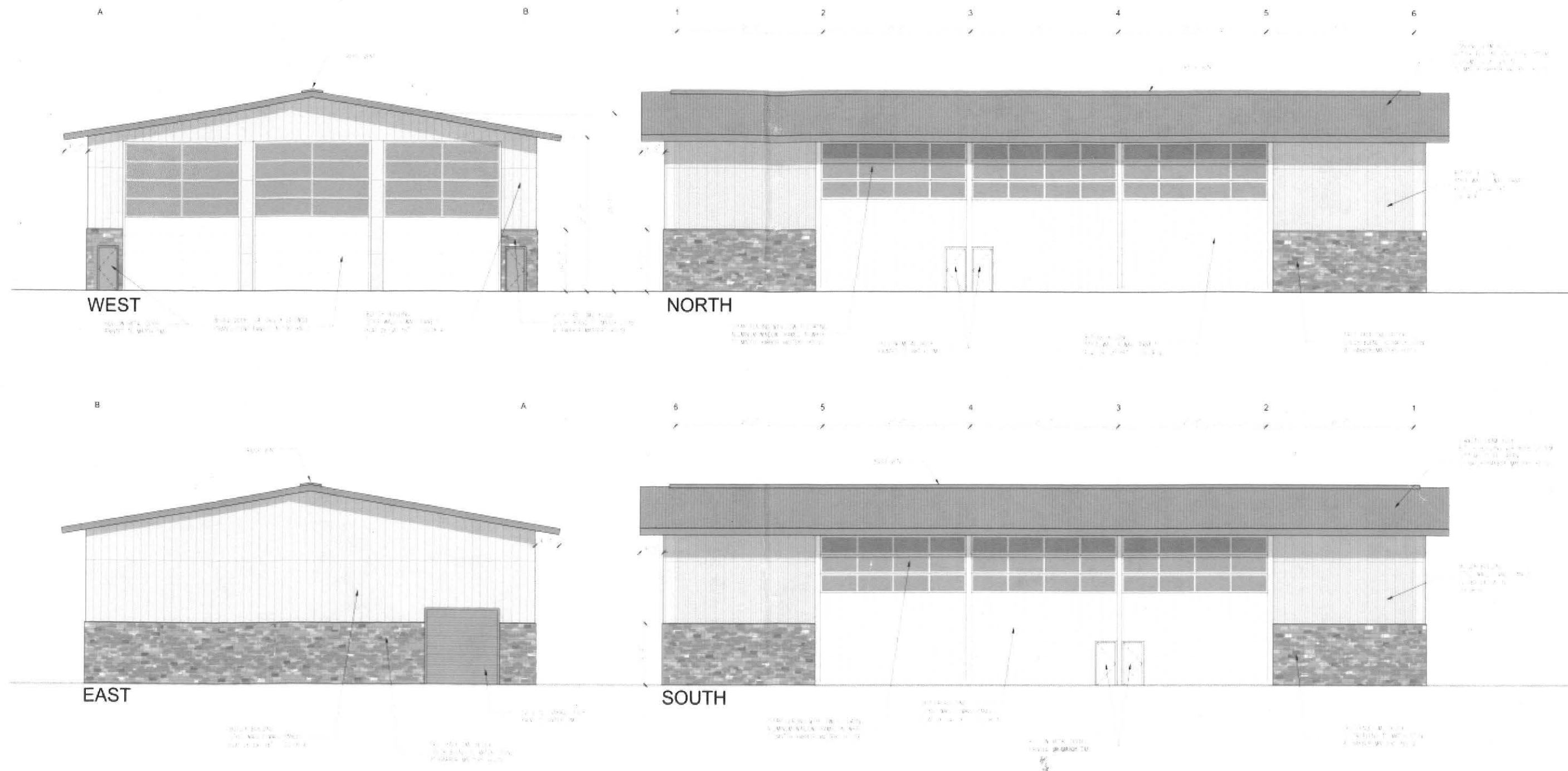
Reference Photographs - Harbor Masters House

12.15.2014
9970.101





SCALE: 1/8" = 1'-0" (24x36)



SCALE: 1/8" = 1'-0" (24x36)



SCALE: 1/4" = 1'-0" (24x36)



